

**Westwood Planning Board Minutes
Tuesday September 26, 2023
7:00 p.m.
Via Zoom Remote Participation
Westwood, MA 02090**

Pursuant to Chapter 2 of the Acts of 2023, On March 29, 2023, Governor Maura Healey signed into law, an Act Extending pandemic-related authorizations related to public meetings, allowing remote meeting options for public bodies through March 31, 2025. The September 26, 2023 Planning Board meeting was conducted via remote participation by the Board.

Call to Order

The meeting was called to order by the Chair Ellen Larkin Rollings at approximately 7:00 p.m. The remote meeting was video recorded by Westwood Media Center and was available on Comcast channel 6, Verizon channel 42 and on Westwood Media's YouTube channel https://www.youtube.com/results?search_query=westwood+media+center. Chair Rollings explained the meeting procedures, and how the Planning Board process works.

Present via Remote Participation

Planning Board members present via Roll Call: Ellen Larkin Rollings, Christopher A. Pfaff, Joshua C. Ames and Philip M. Giordano.

Staff members present: Elijah Romulus, Town Planner, Nora Loughnane, Director of Community & Economic Development, Amanda Wolfe, Housing & Land Use Planner and Jessica Cole, who recorded the meeting minutes.

Before starting, Mr. Romulus stated that the Planning Board Meeting was not the MassDOT Canton Street Corridor Project Public Hearing. There had been some confusion. The Canton Street meeting is scheduled for Thursday September 28th at 7 p.m.

Continuation of Public Hearing for Consideration of Mixed-use Multi-family Residential Overlay District (MUMFROD) Special Permit for Mixed-use Redevelopment – 22 Everett Street (continued from 8/8/23)

Attorney Peter Zahka was present with Giorgio Petruzzello, Mike McKay, Ken Cram, Mark Fugere, Zach Richards and Angela Botto

Mr. Zahka noticed that Ms. Wynne was not present and requested that he wanted to make sure that she would be able to review the recording and the minutes and have her submit the appropriate form so that would allow her to vote on the project.

Mr. Zahka stated that the 99 comments from PSC have been addressed. He gave the Planning Board a brief update. He had a meeting with Norwood because of the close proximity to the project, and is waiting to hear from them. Mr. Zahka also reached out to the Westwood School Committee. Mr. Petruzzello has been working with the Flutie Foundation and wants to build an inclusive accessible playground, which will be a part of the project.

Terri Ladka, was present and explained the playground. It is based on inclusiveness and accessibility in local towns. She gave a background about a safe place for all in the community to congregate and to use.

Zack Heger Foundation-Rodney & Margie Lamir-Heger explained the vision and details of the space and what it can bring to Westwood. They have been Westwood residents for 22 years. They could not build a playground for their child, and want to improve the lives of children and families with disabilities in Westwood. Ms. Heger described what would be included in the playground.

Ms. Ladka explained that there are a few playgrounds like this in Massachusetts. It is helpful for not only children in wheelchairs, but for adults in wheelchairs too. This playground will be open to the public with parking in front of the playground with ADA spaces.

Board Comments:

- What are the dimensions of the park? *6,000 square feet.*
- What is the material made of? *Giorgio: Astro turf*
- Maintenance? Who will maintain it? *Mr. Petruzzello will maintain it.*
- Might want to rethink the astroturf because it will be close to water and we do not want micro plastics in the water.
- Long lead time to put it together? *Mr. Petruzzello: Yes. It is for all specialty products, it is a year plus out.*
- Have you connected with SEPAC or the Disability Commission in Town? *Mr. Petruzzello: No, but will gladly reach out.*

Mark Fougere was present and discussed the Estimated Annual Fiscal Impact. He went through the changes that he has made since the last meeting. He thinks that the proposed increase in site density, from 102 to 150 units will not

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have a significant negative fiscal impact on the Town as referenced in the MUMFROD Special Permit requirements. Mr. Fougere used the Gables as a comparison. RKG has reviewed his analysis. It will have a net positive effect and feels his numbers are conservative.

JoAnna French, School Committee liaison was present and had a few questions for Mr. Fougere. Can you share a similar project with 3 bedroom units, as it relates to school children? *Mr. Fougere: Table 12 Page 12 will notice that the ratios go up as the number of bedrooms go up.*

Ken Cram of Bayside Engineering was present and gave a brief overview of the project. He did a complete traffic study and has requested a 'Do Not Block' box on Everett Street. He concluded the presentation with recommendations suggested by Tom Houston.

Mr. Zahka looked into the path and did an analysis if they could get permission from the adjoining sites. They believe that it would be easier to walk along Washington Avenue. The wetlands make it harder to get to the MBTA. They are also still exploring bike rentals.

Zach Richards of Bohler was present, and briefly discussed a few updates. He has addressed most of Mr. Houston's comments.

- Loading spaces, concern, still thought to be too small.
- Request for hammerhead turnaround. Feels they have met industry standards.
- Recommendation of a water loop.

Tom Houston, Town Peer Reviewer was present. Out of 99 comments, only 3 are not completely resolved.

- Water main loop
- Car turn-around parking bays.
- Traffic is challenging, concerned about traffic during construction.

Board Comments:

- Summarize what Norwood concerns are? *Mr. Zahka spoke with the Town Engineer, Norwood wants to do its own review. No issue was pointed out. Mr. Zahka will give Norwood the traffic study from Mr. Cram.*
- What is the peak period? *Mr. Cram: 7:30-8:30 a.m. & 4:30-5:30p.m. based on the count that they collected. The standard is to look at the highest period in the morning and the highest hour in the evening. Did not take into account the MBTA.*
- Light queuing at the intersection, decrease the cycle length? *Mr. Cram: The signal has been looked at several times. Feel it is the best signal time for current conditions.*
- Time frame on the Norwood study? *Mr. Zahka did not know, but will keep the Planning Board posted.*
- How much traffic will go to Route 1, how many will want to turn left? Concerned about the left turn. Do we have that information? *Mr. Cram: 29 out of West driveway and 14 out of the secondary driveway during the morning peak.*
- 'Do Not Block' painting? Any accommodations out of Building B? *Mr. Cram: None.*
- Has the Fire Dept looked at the turn around? *Bohler: Yes.*
- Comparison at the Gables, how do the sites differ? *Mr. Fougere: The Gables does not have 3 bedrooms.*
- How many students were added? *Mr. Fougere: The as right is 19.*
- 38 at Gables and they have 33.
- How many 3 bedrooms? *There are 15 which is the required 10%.*
- Cost associated with the photovoltaic installations on the roofs. Article 17 passed at the last Town Meeting. *Mr. McKay: they will meet the 50%, have 3 subcontractors preparing proposals.*
- Where will you get your water supply? *Mr. Zahka: Norwood.*
- Concern about pedestrian access to Washington Street.
- Corner of Everett and Washington Street, make it brighter.
- Financial as of right numbers, did they take into account retail? *Mr. Fougere: The Retail was taken into account. It is a mixed-use calculation.*
- Encourage the use of Public Transportation if possible.
- Water loop with the water line on the bridge? *Mr. Petruzzello: It is not required from the Fire Dept or from Norwood. It is a very expensive request.*
- Why is it expensive? *Mr. Petruzzello will bring a cost analysis to the next meeting. It can be done, and has been done at a bridge crossing but has concerns in a private project. It is a maintenance challenge. It is not a safety concern.*

Staff Comments:

Mr. Romulus had Staff comments:

- Tax rate \$28 for commercial vs \$14 for residential.

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- Gables is a higher end project in relation to the proposed development.
- Fiscal peer review did a good job with the student ratios.
- There are several amenities: solar panels and site cleanup.
- Walking path is not in play, the snack shack is not happening or the dog park.
- There should be a mix of 60% AMI and 80% AMI included in this project. It is 15% of the units. It is a Special Permit.

Board Comments:

- The Snack Shack at Morrison Field? *Mr. Petruzziello, met with the Islington Project about 5 years ago. He is there to help, but cannot give a \$500,000 gift.*
- Mr. McKay donated time and drawings for the new shack 5 years ago.
- Mr. Pfaff was on the Little League Board, they did not have the funds, but it has been an ongoing conversation for 10 years.

Public Comments:

Ms. Wilson, Rose Court Condominiums. Excited about the project compared to what is currently there. Concern is the traffic on Everett Street. Is there an option to put in different entrances? Mr. Petruzziello: It is not feasible, we have the same concerns.

Action Taken:

Motion for Continuance:

Mr. Ames moved that the Planning Board continue the public hearing for the Mixed-use Multi-family Residential Overlay District (MUMFROD) Special Permit and consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 22 Everett Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 24, 2023, to Tuesday, October 24, 2023, at 7:00 p.m. via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Consideration of Request for Release or Reduction in Surety for Morgan Farm Estates Definitive Subdivision

Mr. Romulus gave a brief update requesting release of funds he needed to produce an as-built plan, the applicant did do so, however after BETA looked into it there were 3 drainage manholes that were not up to grade, the paving is not the standard to the Town. Looked into the cost. The review cost estimate is \$9,900. Based on the numbers his suggestion is to release \$34,625. \$44,525 is the total of phase 1 and 2.

Board Comments:

Who came up with the estimate? BETA

Action Taken:

Motion for Reduction in Surety:

Mr. Ames moved that the Planning accept, in part, the proposed release of the Tri-Partite Agreement for Morgan Farm Estates Phase I, and accept the partial release of the Tri Partite Agreement for Morgan Farm Estates Phase II, both of which Agreements were entered by and between the Westwood Planning Board, Wall Street Development, and Needham Bank to secure completion of the work associated with the roadways and installation of utilities for the full project including all phases of construction for the Planning Board's Open Space Residential Development (Definitive Subdivision, as described in the Planning Board decision titled "Minor Modification of Open Space Residential Development Definitive Subdivision Approval", dated February 26, 2013 and filed in the Office of the Town Clerk on April 9, 2013. The proposed Release is intended to reduce the amount of the Phase I Tri Partite Agreement from twenty-four thousand nine hundred seventy-nine dollars (\$24,979.00) to two thousand (\$2,000) and to reduce the amount of the Phase II Tri Partite Agreement from nineteen thousand five hundred forty six dollars (\$19,546.00) to seven thousand nine hundred dollars (\$7,900). The combined nine thousand nine hundred dollar (\$9,900) balance is intended to secure the correction of inadequate pavement and the finalization and

submission of As-Built Plans for review and approval to verify that all roadway and utility improvements have been installed as designed and are acceptable to the Town.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Continuation of Public Hearing for Consideration of Wireless Communication Overlay District (WCOD) Special Permit for DISH Wireless Communication Facility Requiring Exterior Alterations to and Expansion of Existing Stealth Monopole - 60-90 Glacier Drive (continued from 9/12/23)

Cathy Ware was present SPA has provided plans showing everything staying within the monopole.

Mr. Romulus had some issues, but everything has been updated and he sees no issue with the updates.

Which pole is SBA's. They are the pole furthest away from the railroad tracks.

The EMU report is a consider a condition of approval.

Board Comments:

Wondering about the structural analysis report, is it correct? *Ms. Ware: 98% is correct.*

The tolerance is up to 106%.

Take into account the wind? *Ms. Ware: Absolutely.*

Public Comments:

None

Action Taken:

Motion for Waivers:

Mr. Pfaff moved that the Planning Board grant the following waivers in association with the application for Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation within the existing Pole #1 Wireless Communication Facility at 60-90 Glacier Drive, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 27, 2023 and revised through September 20, 2023.

1. Waiver from strict compliance with Section 7.3.1.6 of the Westwood Zoning Bylaw requiring the submission of Stormwater Drainage Runoff Calculations.
2. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of an Exterior Lighting Plan.
3. Waiver from strict compliance with Section 7.3.7.3 of the Westwood Zoning Bylaw requiring the submission of a Traffic Study.
4. Waiver from strict compliance with Section 7.3.7.5 of the Westwood Zoning Bylaw requiring the submission of Photographs.
5. Waiver from strict compliance with Section 7.3.7.7 of the Westwood Zoning Bylaw requiring the submission of a Presentation Model.
6. Waiver from strict compliance with Section 9.4.6.4 requiring the submission of color photographs or computerized renditions of the wireless communication facility and its components and accessory structures.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Motion for WCOD-EIDR Approval:

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Mr. Pfaff moved that the Planning Board grant the requested Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation within the existing Pole #1 Wireless Communication Facility at 60-90 Glacier Drive, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 27, 2023 and revised through September 20, 2023, subject to the following conditions:

1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans, and with all prior approvals for this wireless communication facility, in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The DISH wireless communication facility shall constitute the fourth collocation on the existing Pole #1 Wireless Communication Facility at 60-90 Glacier Drive, and no additional carrier shall be permitted at Pole #1 unless an amended WCOD Special Permit is granted by the Planning Board pursuant to the provisions of Section 9.4 of the Westwood Zoning Bylaw.
3. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
4. Prior to the issuance of a Building Permit, the Applicant shall submit confirmation to the Town Planner that the wireless communication facility complies with all applicable federal and state standards, regulations, statutes and other requirements. This shall include, if applicable, a written statement that the wireless communication facility is in compliance with, or is exempt from, applicable regulations administered by the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), Massachusetts Aeronautics Commission, and the Massachusetts Department of Public Health.
5. All antennas and associated cabling shall be installed within the existing thirty-inch (30") canister and shall not be visible from the exterior of the stealth monopole. All other equipment shall be installed within the fenced enclosure and shall not be visible above the six-foot (6') height of the existing fence.
6. All visible equipment, including ice bridge, mounting brackets, cables, bands, and cabinets, shall be painted to match the matte color of the existing facility and shall be repainted as necessary to minimize any fading or discoloration.
7. The visual and aesthetic impact of all equipment, mounting brackets and all other attachments shall be minimized to the fullest practical extent. All cables and bands shall be bundled in the most unobtrusive manner possible.
8. The Applicant shall not post any signs for advertisement or any other reasons on or in the vicinity of the Project, with the exception of a sign not exceeding four (4) square feet to display the name and telephone number of the person and company responsible for the maintenance of the Project and accept as required per FCC and OSHA guidelines, for radiofrequency warning signs as noted on plan sheet C-6.
9. The routine generator testing shall only occur between Noon and 2:00 p.m. during the week. The routine testing is prohibited during the weekends. If more than one generator is employed at this facility, only one generator shall be tested at a time to limit the noise impact and shall be coordinated with all carriers. No two generators shall be tested at the same time.
10. The Applicant shall verify through post-installation monitoring and report of an independent radio engineering consultant that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications.
11. The Planning Board shall be notified within thirty (30) days of any discontinuance of use of the wireless facility. All antennas, brackets, cabling and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.

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12. This WCOD-EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.

13. This WCOD-EIDR Approval shall extend the period of validity for the WCOD Special Permit, which was initially issued on November 27, 2001, and amended on January 21, 2003, October 11, 2005, June 17, 2008, and October 27, 2009, so that the Special Permit for the Wireless Communication Facility at Pole #1 at 60-90 Glacier Drive will remain valid for a period of five (5) years from the date of the recording of this decision in the Office of the Town Clerk. At the end of this 5-year period, the monopole and all equipment shelters shall be removed and the Project Site shall be returned to a condition satisfactory to the property owner, unless the Applicant receives approval from the Planning Board to renew the WCOD Special Permit for a specified period to be determined by the Planning Board.

14. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Motion to close the Public Hearing:

Mr. Pfaff moved that the Planning Board close the Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval public hearing for the proposed DISH Wireless Collocation within the existing Pole #1 Wireless Communication Facility at 60-90 Glacier Drive

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Consideration of Proposed Approval Not Required (ANR) Plan for 18 Alcott Lane

Mr. Romulus there were outstanding items on the plan. Suggested not endorsing the plan tonight. The applicant will re-apply with a new application.

Board Comments:

The Planning Board was in agreement.

Action Taken:

Motion to Not Endorse ANR Plan:

Mr. Ames moved that the Planning Board find the Approval Not Required Application for 18 Alcott Lane, dated September 13, 2023, to be incomplete and not in accordance with Section 3.1 of the Planning Board's Rules and Regulations for the Subdivision of Land, and that the Board vote to not endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Continuation of Public Hearing for Consideration of Amendments to Various Planning Board Rules & Regulations (continued from 9/12/23), including:

Rules and Regulations for Environmental Impact & Design Review
Rules and Regulations as Special Permit Granting Authority
Rules and Regulations for University Avenue Mixed Use District
Rules and Regulations for Scenic Roads

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Subdivision Regulations Governing the Subdivision of Land
Rules and Regulations for Earth Material Movement Approval
Rules and Regulations for Solar Design Review Approval
Rules and Regulations for Access Approval Overlay District

Mr. Romulus wanted to make sure that the Board had time to look over the Rules and Regulations and suggested that we continue to the October 10th meeting.

Scenic Rules and Regulations-the Planning Board is updating procedural purposes, editing minor errors.

Board Comments:

The Board wanted to continue this to the next meeting when Ms. Wynne was in attendance.

Public Comments:

None.

Action Taken:

Motion for Continuance:

Mr. Pfaff moved that the Planning Board continue the public hearing for consideration of amendments to various Planning Board Rules and Regulations as it pertains to Environmental Impact & Design Review, Special Permit Granting Authority, University Avenue Mixed-Use District, Scenic Roads, Governing of the Subdivision of Land, Earth Material Movement Approval, Solar Design Review Approval, and the Access Approval Overlay District to Tuesday, October 10, 2023, at 7:00 p.m. via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Review of Draft Meeting Minutes from September 12, 2023

Upon a motion made by Mr. Ames and seconded by Mr. Pfaff, the Planning Board voted in favor (4-0) via roll call vote to adopt the minutes from September 12, 2023 as presented.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Updates from Agency and Committee Representatives

Mr. Pfaff went to the Long-Range Financial Planning Committee meeting and talked about a Community Preservation Act (CPA), the Hale project is not a candidate, the timing does not work out. The CPA subcommittee will put forth a recommendation whether or not the Town should or should not adopt the CPA. We will not have a project in place and he believes that is a condition.

The Fire Chief presented the condition of Fire House 1, and where it stands. It is something that we will have to deal with soon.

CPA, not likely a plan to move it forward for the Spring Town meeting.

Mr. Romulus: Climate Action Task Force Plan met, to kick off the CRS plan. He is assigning sub-committees. He shared the website- Climate Action, Resiliency & Sustainability Plan. There is a survey that he is encouraging people to take and sessions are coming up on October 19 and November 2 at 6 p.m. at the Westwood Main Library. Help Westwood have A Better, Brighter Future.

Three Rivers Interlocal Council (TRIC) meeting-Ms. Rollings about Islington Center redevelopment, Nora Loughnane was the speaker at Wentworth Hall.

The Housing Partnership will meet on October 12.

General Miscellaneous Updates and Administrative Items

Upcoming Board Meetings: October 10, 2023, October 24, 2023, November 14, 2023, and December 5, 2023.

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Mr. Romulus mentioned the Canton Street Sidewalk Project. Point of clarification, it is not part of the Planning Board. It is with MassDOT, on 9/28/2023. The Planning Board does not have jurisdiction over this project.

Adjournment

Upon a motion made by Mr. Pfaff and seconded by Mr. Giordano, the Planning Board voted in favor (4-0) via roll call vote to adjourn at 9:55 p.m.

Roll Call Vote:

- Ellen Larkin Rollings-Yes
- Joshua C. Ames-Yes
- Philip M. Giordano-Yes
- Christopher A. Pfaff-Yes

List of Documents

Link to Documents: [2023/09/26 12:00 AM Planning Board Regular Meeting - Web Outline - Town of Westwood, Massachusetts \(igm2.com\)](https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division)

Link to the Planning Board web page: <https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division>

22 Everett St	PDF
Everett St 22 - Stamped Legal Notice, Westwood Planning Board, 5/11/2023, 2 pages. Everett St 22 - Project Narrative, 19 pages. Everett St 22 - Site Plans V3 (2023-09-01), Bohler, 30 pages. Everett St 22 - Site Plans V2 (2023-07-28), Bohler, 27 pages. Everett St 22 - Site Plans V1 (2023-03-08), Bohler, 3/8/2023, 27 pages. Everett St 22 - Arch Roof Plans (2023-06-28), McKay, 6/28/2023, 2 pages. Everett St 22 - Elevations (2023-04-11), McKay, 4/11/2023, 7 pages. Everett St 22 - Turret Height, 1 page. Everett St 22 - Stormwater Management Report, Bohler, 3/22/2023, 189 pages. Everett St 22 - Snow Storage A, Bohler, 8/31/2023, 1 page. Everett St 22 - Snow Storage B, Bohler, 8/31/2023, 1 page. Everett St 22 - Snow Storage C, Bohler, 8/31/2023, 1 page. Everett St 22 - Snow Storage Volume, Bohler, 9/1/2023, 1 page. Everett St 22 - Traffic Impact Study, Bayside Engineering, 4/13/2023, 342 pages. Everett St 22 - Presentation 2023-08-08, Supreme Development, 8/8/2023, 13 pages. Everett St 22 - BMP Map (2023-08-29), Bohler, 8/29/2023, 1 page. Everett St 22 - Operation & Maintenance Post Const Inspection Report, 11 pages. Everett St 22 - HydroCAD Report (2023-08-30), Bohler, 8/30/2023, 67 pages. Everett St 22 - Pipe Sizing Calculations (2023-08-30), Bohler, 8/30/2023, 1 page. Everett St 22 - Passenger Vehicle Turning Exhibit (2023-08-31), Bohler, 9/1/2023, 1 page. Everett St 22 - Fire Truck Turning Exhibit (2023-08-31), Bohler, 9/1/2023, 1 page. Everett St 22 - Engineering Peer Review - PSC, Professional Services Corporation, 6/15/2023, 39 pages. Everett St 22 - Engineering Peer Review 1 Response (2023-08-04), Bohler, 8/4/2023, 616 pages. Everett St 22 - Engineering Peer Review 2 (2023-08-23), PSC, 8/23/2023, 53 pages. Everett St 22 - Engineering Peer Review 2 Response (2023-09-01), Bohler, 9/1/2023, 22 pages. Everett St 22 - Engineering Peer Review 3 (2023-09-09), PSC, 9/9/2023, 28 pages. Everett St 22 - Fiscal Report, Fougere, 4/13/2023, 17 pages. Everett St 22 - Fiscal Peer Review, RKG, RKG Associates, 8/1/2023, 7 pages Everett St 22 - Fiscal PR Presentation 2023-08-08, RKG, 8/7/2023, 5 pages. Everett St 22 - Fiscal Report V2 (2023-08-28), Fougere, 8/28/2023, 17 pages. Everett St 22 - Fiscal Peer Review Response 2023-08-30, Fougere Planning & Development, 8/30/2023, 6 pages. Everett St 22 - Fiscal Peer Review 2 2023-09-14, RKG, 9/14/2023, 2 pages.	

<p>Everett St 22 - 2022-09-20 Pre-app - Presentation 8.16.2022-compressed (1), McKay, 6/29/2023, 15 pages. Everett St 22 - 2022-09-20 Pre-app - 2nd Memo (2022-08-17), Petruzziello Properties, 10 pages. Everett St 22 - 2022-07-12 Pre-app - Glacier-Everett Map, 1 page. Everett St 22 - 2022-07-12 Pre-app - Planning Board Submittal (2022-06-21), McKay, 6/15/2023, 9 pages. Everett St 22 - Engineering Peer Review 2 (2023-08-23), PSC, 8/23/2023, 53 pages. Everett St 22 - 2022-07-12 Pre-app - Photo, 1 page. Everett St 22 - 2022-07-12 Pre-app - Site Study Preferred Option, McKay, 5/19/2023, 1 page. Everett St 22 - 2022-07-12 Pre-app - Memo, Petruzziello Properties, 9 pages.</p>	
<p>Morgan Farm Estates Planning Board - As Built Plan - Sheet 1_23July25, GLM Engineering, 7/25/2023, 1 page. Planning Board - As Built Plan - Sheet 2_23July25, GLM Engineering, 7/25/2023, 1 page. Powissett and Morgan Farm Estates_certified letter received 09142023, Wall Street Development, 9/11/2023, 3 pages. Morgan Farm As-Built BETA Review 9-12-23, BETA, 9/12/2023, 6 pages. Morgan Farm As-Built Review 9-22-23, BETA, 9/22/2023, 4 pages. Morgan Farm Estates - Previously Approved Subdivision Plan, GLM Engineering, 2/4/2013, 15 pages. Morgan Farm Estates - Revised Landscaping Plan, 1 page. morgan farm photos, 3 pages.</p>	PDF
<p>60-90 Glacier Drive Glacier Dr 60-90 - Legal Notice - Stamped, Westwood Planning Board, 6/16/2023, 1 page. Glacier Dr 60-90 - Denial Decision, Westwood Planning Board, 8/14/2023, 4 pages. Glacier Dr 60-90 - Locus Map, 2 pages. Glacier Dr 60-90 - Plans, SBA, 12/14/2022, 19 pages. Glacier Dr 60-90 - Plans R2 (2023-09-22), SBA, 9/20/2023, 19 Pages. Glacier Dr 60-90 - Radio Frequency Report, Fox Hill Telecom, 5/12/2023, 23 pages. Glacier Dr 60-90 - Structural Analysis (2023-09 Update), TES, 8/4/2023, 31 pages.</p>	PDF
<p>18 Alcott Lane ANR Plan 9-13-23, Borderland Engineering, 8/16/2023, 1 page. Alcott Ln 18 - Plan, Borderland Engineering, 8/16/2023, 1 page.</p>	PDF
<p>Consideration of Amendments PB EIDR Rules Regulations - 2023 Draft Amendments - clean copy, May 30 2023, 33 pages. PB EIDR Rules Regulations - 2023 Draft Amendments - redline, 5/30, 2023, 35 pages. Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - clean copy, 5/30/2023, 38 pages. Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - redline, 5/30/2023, 40 pages. Scenic Roads R&R - 2023 Draft Amendments - clean copy, 5/30/2023, 13 pages. Scenic Roads R&R - 2023 Draft Amendments - redline, 5/30/2023, 16 pages. Subdivision RR - 2023 Draft Amendments - clean copy, 5/30/2023, 79 pages. Subdivision RR - 2023 Draft Amendments - redline, 5/30/2023, 80 pages. UAMUD Rules and Regulations - 2023 Draft Amendments - clean copy, 5/30/2023, 31 pages. UAMUD Rules and Regulations - 2023 Draft Amendments - redline, 5/30/2023, 33 pages.</p>	PDF
<p>Review of Draft Meeting Minutes from September 12, 2023 09-12-2023 PB Minutes</p>	PDF

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